



## City of Kelowna Public Hearing Minutes

Date: Tuesday, March 21, 2017  
 Location: Council Chamber  
 City Hall, 1435 Water Street

Members Present Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn\*, Gail Given, Tracy Gray\*, Charlie Hodge Mohini Singh and Luke Stack

Members Absent Councillors Brad Sieben

Staff Present Deputy City Manager, Joe Creron; City Clerk, Stephen Fleming, Community Planning Department Manager, Ryan Smith\*; Urban Planning Manager, Terry Barton\*; Divisional Director, Community Planning & Strategic Investments, Doug Gilchrist\*; Legislative Coordinator (Confidential), Arlene McClelland

(\* denotes partial attendance)

### 1. Call to Order

Mayor Basran called the Hearing to order at 6:01 p.m.

Mayor Basran advised that the purpose of the Hearing is to consider certain bylaws which, if adopted, will amend "Kelowna 2030 - Official Community Plan Bylaw No. 10500" and Zoning Bylaw No. 8000", and all submissions received, either in writing or verbally, will be taken into consideration when the proposed bylaws are presented for reading at the Regular Council Meeting which follows this Public Hearing.

Councillor Donn joined the meeting at 6:03 p.m.

### 2. Notification of Meeting

The City Clerk advised that Notice of this Public Hearing was advertised by being posted on the Notice Board at City Hall on March 7, 2017 and by being placed in the Kelowna Daily Courier issues on Friday March 10 and Wednesday March 15, 2017 and by sending out or otherwise mailing 149 statutory notices to the owners and occupiers of surrounding on March 8, 2017.

The correspondence and/or petitions received in response to advertising for the applications on tonight's agenda were arranged and circulated to Council in accordance with Council Policy No. 309.

### 3. Individual Bylaw Submissions

### 3.1 TA16-0018 (BL11363) C7 - Central Business Commercial Zone Amendments

Staff:

- Displayed a PowerPoint Presentation summarizing the application and responded to questions from Council.

Councillor Gray joined the meeting at 6:19 p.m.

The City Clerk advised that no correspondence had been received.

Mayor Basran invited anyone in the public gallery who deemed themselves affected to come forward, followed by comments of Council.

Gallery

Anne Laurie, Abbott Street

- Spoke to her attendance at the Happy City Symposium with a presentation by Charles Montgomery in September 2015 and believes the research presented is relevant on the decision Council will make today.
- Suggested the land use decision under consideration should remain the authority of Council.
- Displayed photographs on the ELMO and raised concern with the street level facades proposed; in particular, the developments with one or two stories of above ground parking that will create a sense of being unsafe for the pedestrian.
- Opposed to the proposed front lot setbacks as this will result in buildings that are too close to the sidewalks; current restrictions are in place to make our streets and sidewalks more livable.
- Believes these amendments will make the City less happy as they will result in a reduced sidewalk vibe.

Staff:

- Responded to questions from Council

There were no further comments.

### 3.2 700 Swordy Road - TA17-0003 (BL11364) & Z17-0009 (BL11365) - FORTISBC Ltd

Staff:

- Displayed a PowerPoint Presentation summarizing the application and responded to questions from Council.

The City Clerk advised that no correspondence had been received.

Mayor Basran invited anyone in the public gallery who deemed themselves affected to come forward, followed by comments of Council.

Jean Guy Beliveau, Zeidler BKDI Architects and Greg Appelt, Rise Commercial Developments

- Displayed a PowerPoint presentation displaying drawings of the project.
- Advised that the proposed parking lot has some restrictions at the north end of the substation and that a buffer is required for safety and maintenance purposes. The intent is to keep all vehicles away from the power lines.
- Providing a landscape buffer around the property to screen parking from the single family residences.
- Advised that 67 parking stalls are being proposed and that one or two stalls may require a variance.
- Confirmed that a preliminary engineering report has been done on the project site.
- Responded to questions from Council.

Jack Peters, Gyro Beach area Resident

- Commented on the fire lane requirements and believes it may have an impact on parking.
- Suggested that public parking for Gyro Beach users would be an appropriate use.
- Recommended a pedestrian path through this area to the adjoining neighbourhood.

Gail Wright, Bray Street

- Inquired if the parking variance would take away from road or sidewalk space.

Jean Guy Beliveau, Zeidler BKDI Architects

- The variance along the east property line is in order to provide a drive isle around the powerline with a slight reduction in landscape, however, will provide comprehensive landscaping across the property.
- Confirmed the lane way has no fire lane or right-of-way on the property. The existing gate has been used as access over private property and is at odds with the parking lot use.
- There are no other variances that would take away from public sidewalks.

There were no further comments.

**4. Termination**

The Hearing was declared terminated at 6:56 p.m.

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Mayor

/acm

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City Clerk

DRAFT